

IN THE MATTER OF THE
APPLICATION OF EMMA LOU
TANNENBAUM FOR A ZONING
VARIANCE ON PROPERTY LOCATED
ON THE NORTHEAST CORNER
PFEFFER ROAD AND OLD CALM
ROAD (10830 PFEFFER ROAD)
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 90-437-A

OPINION

The Petitioner, Emma Lou Tannenbaum, has filed an appeal to this Board from the Decision of the Zoning Commissioner dated June 6, 1990 denying her request for a variance to permit a front yard setback of 30 feet and a side yard setback of 38 feet in lieu of the required 75 feet for each. The appeal to this Board is de novo and the hearing was held on February 1, 1991.

The Petitioner, represented by Edward C. Covahey, Jr., Esquire, appeared and testified in support of her request and offered a plat of the subject property (Petitioner's Exhibit No. 1) along with photographs depicting the home and the location of the proposed addition. No Protestants appeared in opposition to Petitioner's request.

The property, 10830 Pfeffer Road, located off Old Calm Road in Baltimore County, Maryland is a two acre site, zoned R.C.5. and is improved with a single family dwelling including an existing carport. Petitioner's intentions are to replace the existing deteriorated carport with a one-story addition to provide for an additional bedroom.

Petitioner testified that the room would be used by her elderly mother, now age 81, who will be coming to live with her

Emma Lou Tannenbaum, Case No. 90-437-A

since she is in need of care and supervision. She stated that the addition could only be accomplished using the present carport area since the rear yard contained existing wells and a septic system which would prevent the proposed addition from being located in the rear yard. She stated that placing the addition in the rear yard would incur additional expense and would be a less favorable layout and design for habitable space. Further, she testified that while the Opinion of the Zoning Commissioner makes reference to the request for storage space in the basement, that she is not proposing to construct a basement and that the addition will be on grade.

The Board has considered the evidence and testimony given and is satisfied that the Petitioner's request for the variance is one of necessity rather than convenience and that practical difficulty and undue hardship would result if Petitioner's variance request were denied.

The granting of the variance in accordance with the plat (Petitioner's Exhibit No. 1) is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and would not result in any detriment to public safety and welfare as well as other property owners in the area.

For the reasons set out above, the variance request will be granted by this Board.

ORDER

It is therefore, this 8th day of February, 1991 by the County Board of Appeals of Baltimore County ORDERED that the

Emma Lou Tannenbaum, Case No. 90-437-A

requested Petition for Zoning Variance to permit a front yard setback of 30 feet and a side yard setback of 38 feet in lieu of the required 75 feet for each be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

Lynn B. Moreland

Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

February 8, 1991

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 90-437-A (Emma Lou Tannenbaum)

Dear Mr. Covahey:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul
Legal Secretary

Enclosure

cc: Ms. Emma Lou Tannenbaum
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

IN RE: PETITION FOR ZONING VARIANCE
NW Corner of Pfeffer Road and
Old Long Calm Road
(10830 Pfeffer Road)
11th Election District
5th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-437-A

Emma Lou Tannenbaum
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of 30 feet and a side yard setback of 38 feet in lieu of the required 75 feet for each for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioner and her husband appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 10830 Pfeffer Road, consists of 87,120 Sq.ft. zoned R.C. 5 and is improved with a single family dwelling. Petitioner is desirous of replacing an existing deteriorated carport with a one story addition with basement level to provide more habitable space. Testimony indicated that the proposed addition will provide a bedroom on the first floor and storage space in the basement. Petitioners argued that a denial of the relief requested will result in practical difficulty and unreasonable hardship to them as the proposed addition will provide living space for a disabled elderly relative who may come to live with them in the future.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. In the opinion of the Zoning Commissioner, the proposed addition could be redesigned in such a manner so as not to require the requested variance. It is noted that Petitioner has sufficient land to the rear of existing improvements to easily accommodate the proposed addition. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June, 1990 that the Petition for Zoning Variance to permit a front yard setback of 30 feet and a side yard setback of 38 feet in lieu of the required 75 feet for each for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY 90-437-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and 1. Front 30' 2. Side 38' 3. Rear 75' 4. Total 140' 3. B 3 TO ALLOW A SIDE YARD SETBACK OF 38' TO BE IN LIEU OF THE REQUIRED 75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
IF THE VARIANCE IS NOT GRANTED THE OWNER WILL BE DENIED USE OF HER PROPERTY TO CONSTRUCT A BEDROOM FOR ADDITIONAL LIVING AND STORAGE SPACE TO REPLACE A DETERIORATING AND PRACTICALLY UNUSABLE CARPORT. THE ADDITIONAL SPACE WOULD BE USED BY THE OCCUPANTS (A DISABLED ELDERLY AND PARTIALLY DISABLED RELATIVE WHO MAY MOVE IN IN THE FUTURE) AS REQUIRED BY ZONING REGULATIONS.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
EMMA LOU TANNENBAUM
10830 PFEFFER RD. BRADSHAW MD.
Address (City and State)
BRADSHAW MD, 21021

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of June, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1990, at 10 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/1/90
By [Signature]

RECORDED LETTER OF RECORD
INDEXED
FILED
RECEIVED BY: CAM
MAR 8 1990

IN RE: PETITION FOR ZONING VARIANCE
NW/Corner of Pfeiffer
Old Long Calm Road
(10830 Pfeiffer Road
11th Election District
5th Councilmanic District
EMMA LOU TANNENBAUM
Appellant

APPEAL

Please enter an Appeal to the County Board of Appeals from the decision of the Zoning Commissioner dated June 6, 1990 denying appellants Petition for a Zoning Variance.

Emma Lou Tannenbaum
Emma Lou Tannenbaum
Appellant

Edward C. Covahay, Jr.
614 Bosley Avenue
Towson, Maryland 21204
(301) 828-9441
Attorney for Appellant

90-07-07.ds

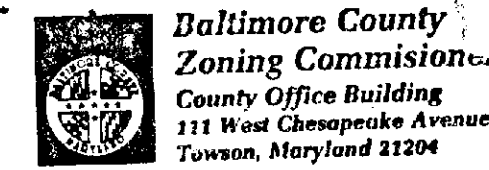
PAYMENT
7-5-90 (cu)
ZONING OFFICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5 day of July, 1990, a copy of the foregoing Appeal was mailed first class, postage prepaid to People's Counsel, Old Court House, Room 223, 400 Washington Avenue, Towson, Maryland 21204.

Edward C. Covahay, Jr.

90-07-07.ds



Date 7/24/90

APPEAL FEES	QTY	PRICE
140 -OF ALL OTHER ORDERS	1 X	\$125.00
150 -POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$150.00

LAST NAME OF OWNER: TANNENBAUM

0440480063MCHRC
BA C009:22AM07-24-90 \$150.00

Cashier Validation:

Please make checks payable to: Baltimore County

receipt

N: 3016
90-137-A

Account: R-001-6150

Number

A9100013

ZONING DESCRIPTION

Beginning at a point located at the Northwest intersection Pfeiffer Road and Old Long Calm Road thence N 16° W 236' thence N 82° 19' W 381.5' thence S 7° 48' W 131' thence S 62° 1/4' E 259.75' thence S 86° 53' E 228.6' to place of beginning as recorded in Liber 4865 folio 533. Contain (87120 +/-) 2 acres +/- located in the 11th Election District 5th Councilmanic District also being known as 10830 Pfeiffer Road.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 11, 1990.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case Number: 90-437-A
NW/Corner Pfeiffer & Old Long Calm Road
10830 Pfeiffer Road
11th Election District
5th Councilmanic District
Petitioner(s): Emma Lou Tannenbaum
Hearing Date: Wednesday, May 9, 1990 at 10:00 a.m.
Variance: To allow a front and side yard setback of 30 ft. and 38 ft. respectively, in lieu of the required 75 ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit for good cause shown. Such request must be in writing and received in this office by the date of the hearing, not above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
MAY 11 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 12, 1990.

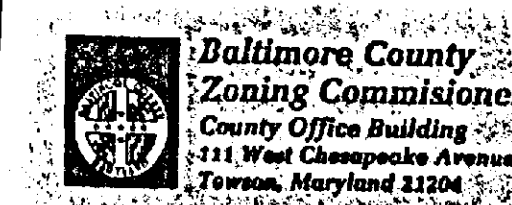
THE JEFFERSONIAN,

S. Zeke Olson
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case Number: 90-437-A
NW/Corner Pfeiffer & Old Long Calm Road
10830 Pfeiffer Road
11th Election District
5th Councilmanic District
Petitioner(s): Emma Lou Tannenbaum
Hearing Date: Wednesday, May 9, 1990 at 10:00 a.m.
Variance: To allow a front and side yard setback of 30 ft. and 38 ft. respectively, in lieu of the required 75 ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit for good cause shown. Such request must be in writing and received in this office by the date of the hearing, not above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
MAY 11 1990

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variance
Petitioner: Emma Lou Tannenbaum
Location of property: NW/Corner Pfeiffer & Old Long Calm Rd.
10830 Pfeiffer Rd.
Location of Sign: 10830 Pfeiffer Rd. approx. 10 ft. from curb
Remarks: Property of Petitioner
Posted by: M. Haines
Number of Signs: 1
Date of Posting: 4/21/90
Date of return: 4/22/90



Date 3/08/90

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (1RL)	1 X	\$25.00
TOTAL:		\$25.00

LAST NAME OF OWNER: TANNENBAUM

0440480063MCHRC
BA C009:22AM07-24-90 \$25.00

Cashier Validation:

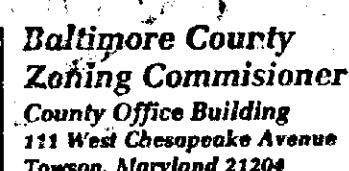
Please make checks payable to: Baltimore County



Account: R-001-6150

Number

A9100013



Date 5/08/90

PUBLIC HEARING FEES	QTY	PRICE
050 -POSTING SIGNS / ADVERTISING	1 X	\$105.46
TOTAL:		\$105.46

LAST NAME OF OWNER: TANNENBAUM

B 035*****10546:8 809KF
Please make checks payable to: Baltimore County

Cashier Validation:

Account: R-001-6150
Number N: 2416
90-437

receipt

Baltimore County
Zoning Commission
County Office Building
Office of Planning & Zoning
Towson, Maryland 21204
(301) 827-3333

J. Robert Haines
Zoning Commissioner

DATE April 18 1990

Emma Lou Tannenbaum
10830 Pfeiffer Road
Brodshaw, Maryland 21021

Res Petition for Zoning Variance
CASE NUMBER: 90-437-A
NW/Corner Pfeiffer & Old Long Calm Road
10830 Pfeiffer Road
11th Election District - 5th Councilmanic
Petitioner(s): Emma Lou Tannenbaum
HEARING: WEDNESDAY, MAY 9, 1990 at 10:00 a.m.

Dear Petitioner:

Please be advised that \$105.46 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Appeal
Petitioner: Emma Lou Tannenbaum
Location of property: NW/Corner Pfeiffer & Old Long Calm Rd.
10830 Pfeiffer Rd.
Location of Sign: 10830 Pfeiffer Rd. approx. 10 ft. from curb
Remarks: Property of Petitioner
Posted by: M. Haines
Number of Signs: 1
Date of Posting: 7/21/90
Date of return: 7/25/90

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 30, 1990

Ms. Emma Lou Tannenbaum
10830 Pfeffer Road
Bradshaw, MD 21021

RE: Item No. 305, Case No. 90-437-A
Petitioner: Emma Lou Tannenbaum
Petition for Zoning Variance

Dear Ms. Tannenbaum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
28th day of March, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Emma Lou Tannenbaum

Petitioner's Attorney:

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4600
Paul H. Reincke
Chief

March 21, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EMMA LOU TANNENBAUM
Location: #10830 PFEIFFER ROAD
Item No.: 305 Zoning Agenda: MARCH 27, 1990

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

MAR 27 1990

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 293, 296, 298, 299, 301, 303, 304, 305 and 306.

For Item 293, a County Review Group Meeting may be required.

For Item 294, the previous County Review Group comments apply and a Public Works Agreement may be required.

For Item 297, a County Review Group Meeting and Public Works Agreement may be required.

For Item 302, the previous County Review Group comments apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Donald M. Miller, Item No. 296
Peggy Davison, Item No. 295
Emma Lou Tannenbaum, Item No. 305
Melvin Lee Bixler, Item No. 306
William L. Goodman, Item No. 266
Mark Allen Bowling, Item No. 263
Frederick P. Glick, III, Item No. 262

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 6, 1990

Ms. Emma Lou Tannenbaum
10830 Pfeffer Road
Bradshaw, Maryland 21021

RE: PETITION FOR ZONING VARIANCE
NW/Corner Pfeffer Road and Old Long Calm Road
(10830 Pfeffer Road)
11th Election District - 5th Councilmanic District
Emma Lou Tannenbaum - Petitioner
Case No. 90-437-A

Dear Ms. Tannenbaum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

Dennis F. Rasmussen
County Executive

March 23, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, and 306.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lw

MAR 27 1990

ZONING OFFICE



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

HEARING ROOM - Room 301
County Office Building August 23, 1990
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL FILE NO. 59-79.

CASE NO. 90-437-A EMMA LOU TANNENBAUM
NW/cor Pfeffer and Old Calm Rds.
(10830 Pfeffer Rd.)
11th Election District
5th Councilmanic District
VAR-side yard setback
6/6/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: FRIDAY, FEBRUARY 1, 1991 at 1:00 p.m.

cc: Edward C. Covahey, Jr., Esquire Counsel for
Petitioner/Appellant

Ms. Emma Lou Tannenbaum Petitioner/Appellant

People's Counsel for Baltimore County out per Shirley Hess
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 24, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/Corner of Pfeffer Road and Old Long Calm Road
(10830 Pfeffer Road)
11th Election District, 5th Councilmanic District
EMMA LOU TANNENBAUM - Petitioner
Case No. 90-437-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on July 5, 1990 by Edward C. Covahey, Jr., Attorney on behalf of Emma Lou Tannenbaum. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Emma Lou Tannenbaum, 10830 Pfeffer Road, Bradshaw, MD 21021

Edward C. Covahey, Jr., 614 Bosley Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

8/23/90 - Following parties notified of hearing set for February 1, 1991 at 1:00 p.m.:

Edward C. Covahey, Jr., Esquire
Ms. Emma Lou Tannenbaum
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

APPEAL

Petition for Zoning Variance
NW/Corner of Pfeffer Road and Old Calm Road
(10830 Pfeffer Road)
11th Election District - 5th Councilmanic District
EMMA LOU TANNENBAUM - Petitioner
Case No. 90-437-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plan to accompany zoning Variance

Zoning Commissioner's Order dated June 6, 1990 (Denied)

Notice of Appeal received July 5, 1990 from Edward C. Covahey, Jr., Attorney on behalf of the Petitioner

cc: Emma Lou Tannenbaum, 10830 Pfeffer Road, Bradshaw, MD 21021

Edward C. Covahey, Jr., 614 Bosley Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 25, 1990



Dennis F. Rasmussen
County Executive

Mrs. Emma Lou Tannenbaum
10830 Pfeffers Road
Bradshaw, Maryland 21021

RE: Case No. 90-437-A

Dear Mrs. Tannenbaum:

In response to your letter dated June 18, 1990, I must respectfully advise that if you are dissatisfied with my Order in the above captioned case your recourse is to file an appeal to the County Board of Appeals, prior to the expiration of the 30 day appeal period which runs from the date of the subject Order. I would suggest that you contact an attorney who is familiar with zoning law to assist you in this matter.

If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391 before your appeal period runs out.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:mun

Return returned

I am unable financially to meet. It would mean I would have to tear down part of the new addition. I just had built, please have two electrical poles removed which I acquired about a few years ago, and that alone would cost me about Eighteen thousand, and it's probably more now. My husband has medical problems and wants to retire from work, so I can not meet these kind of expenses.

Someone must have misinterpreted, because it was mentioned I wanted a basement for storage space, this is not the case at all, I would only have a crawl space.

I hope these pictures can give you a better idea of what I'm trying to accomplish. The added bedroom would not be taking up any more space than the existing bedroom, but would certainly improve the neighborhood.

So please Mr. Haines, once again, ask you to please consider this matter. I thank you,

Sincerely,

Emma Lou Tannenbaum

Please return pictures if possible.



10830 Pfeffer Rd.
Bradshaw, Md. 21021
Case No. 90-437-A
June 18, 1990

Dear Mr. Haines,

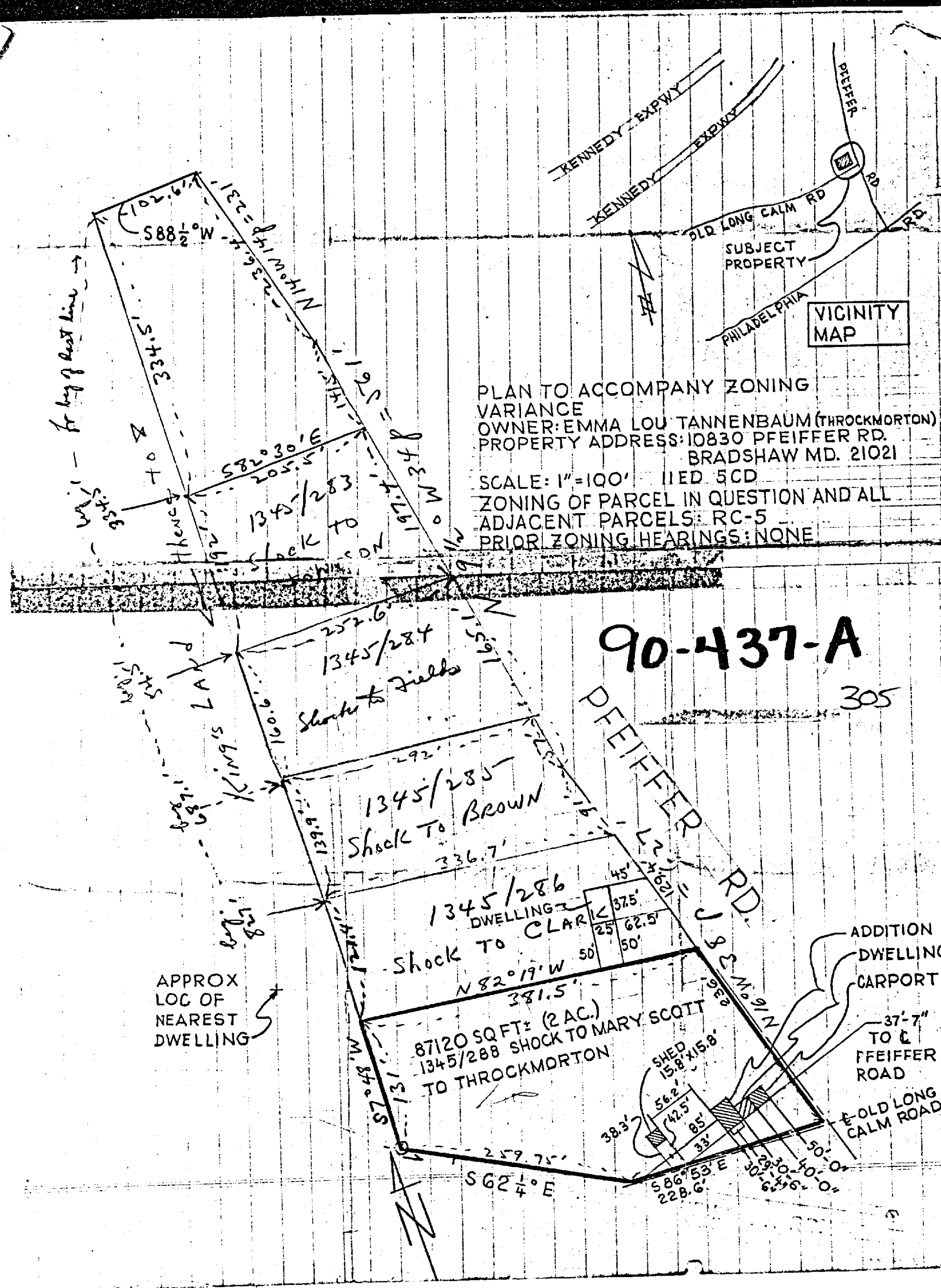
I am writing to ask you to please consider amending your order on my variance to allow me to build a bedroom in place of an existing carpet.

The added space would provide me additional quarters for my disabled mother who we are anticipating moving in. This would also give us additional room for my grandchild and company visits.

Since I have two small bedrooms, which provided me with two small closets for the entire house this can be very frustrating. I'm in desperate need for storage space.

After the house has already had a new addition, a kitchen and porch built on the other end and then making the appearance of the house look unfinished.

You mention with the size of my property why I don't build on the side of the house. I would like to bring to your attention the house is not laid out properly to start with. In my system tank prohibits me from building where you like stated. The house is old and leaves me with very little that I can do with to improve my living conditions. If I had the money I would be glad to build on the property beside my house. But this would cause me a great extra expense which at this time



PETITIONER'S EXHIBIT 1

CB4 90-437A Appellant 1

